

◆ ONE

PINE

HOME ◆

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ONE

PINE

HOME.

DESIGN & DRAWINGS BY

HARRY L. WAGNER • ARCHITECT •

406 HUNTZINGER BLDG

KANSAS CITY, MO.

PUBLISHED BY

MANUFACTURERS OF ESSCO LUMBER  
THE

EXCHANGE SAWMILLS SALES CO.

KANSAS CITY, MO.



# • PURPOSE OF ONE PINE HOME •

PERHAPS, LIKE MANY OTHERS WHO ARE DREAMING DREAMS AND MAKING PLANS, YOU ARE TREASURING LITTLE "MIND-SKETCHES" OF THE THINGS THAT WILL BRING CHARM AND INDIVIDUALITY TO YOUR FUTURE HOME. IF YOU ARE ONE OF THESE, THEN YOU WILL FIND THE ARCHITECT'S SKETCHES ON THE PAGES TO FOLLOW FULL OF INTEREST & VALUABLE SUGGESTIONS. THESE DRAWINGS ARE PRESENTED WITH THE THOUGHT OF FUTURE BUILDERS FINDING, HERE AND THERE, FEATURES THAT MAY BECOME PART OF THEIR MOST TREASURED POSSESSION-THEIR HOME.

IT IS NOT EXPECTED THAT THIS PINE HOME, AS SHOWN, WILL BE BUILT IN DETAIL, BUT THE SAME PROBLEMS HAVE BEEN OVERCOME IN DRAWING UP THIS PLAN THAT CONFRONT THE AVERAGE HOME BUILDER.

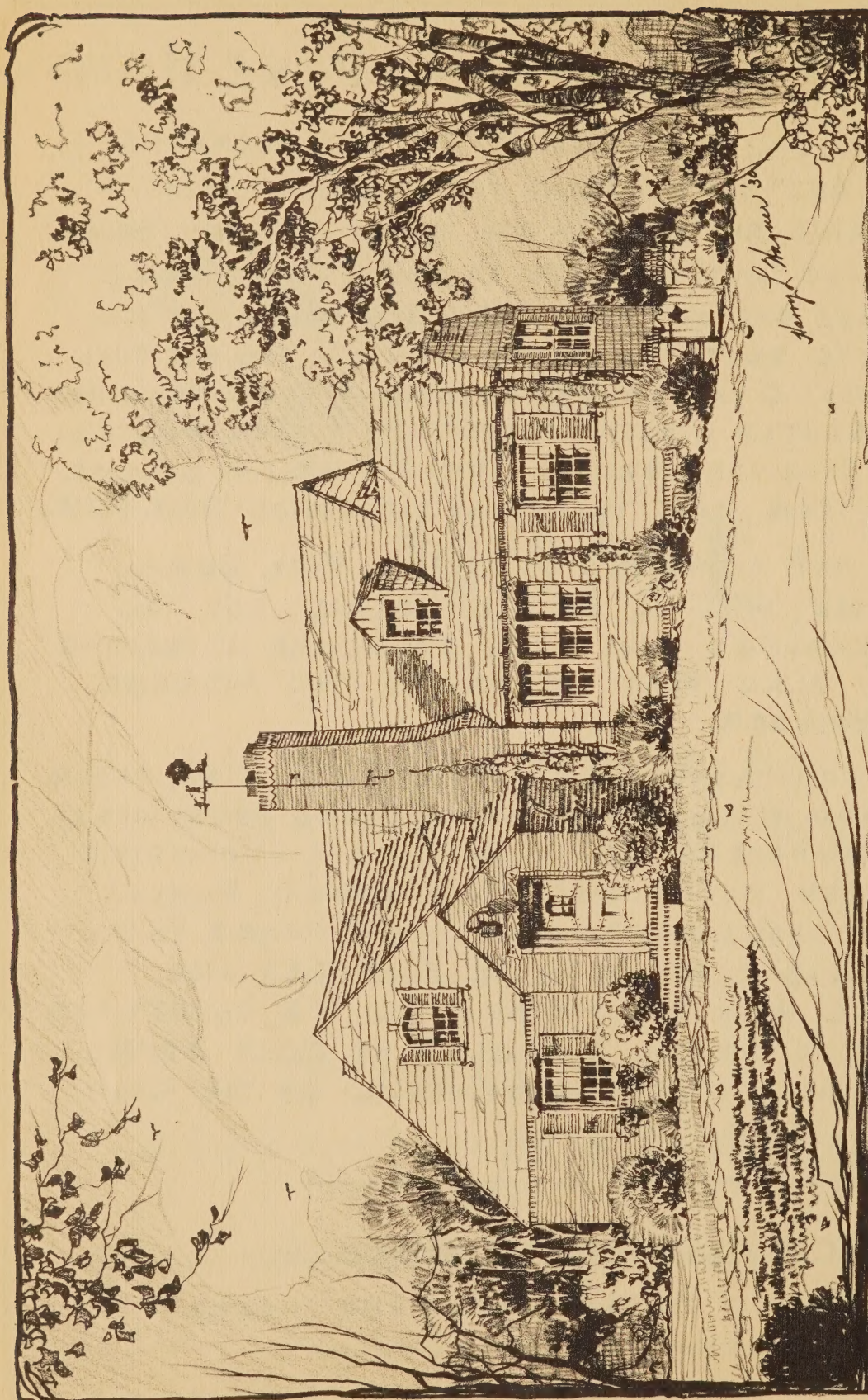
IT IS PRIMARILY THE INTERIOR FINISH, AFTER ROOF AND WALL LINES ARE DECIDED UPON, WHERE THE ATMOSPHERE OF FRIENDLINESS AND INDIVIDUALITY CAN BE SO WELL EXPRESSED. PANELS, BUILT-IN CASES AND BOOKSHELVES, DOORS AND INNUMERABLE DECORATIVE FEATURES ARE POSSIBLE WITH THE USE OF PINE. IT'S BEAUTY AND PRACTICAL VALUE CAN ONLY BE FULLY APPRECIATED IN A VISUAL APPRAISAL OF THE COMPLETED HOME.

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ESSCO LUMBER IS THOROUGHLY DRY AND STRAIGHT. IT SAFEGUARDS AND INSURES PERFECT WORKMANSHIP.

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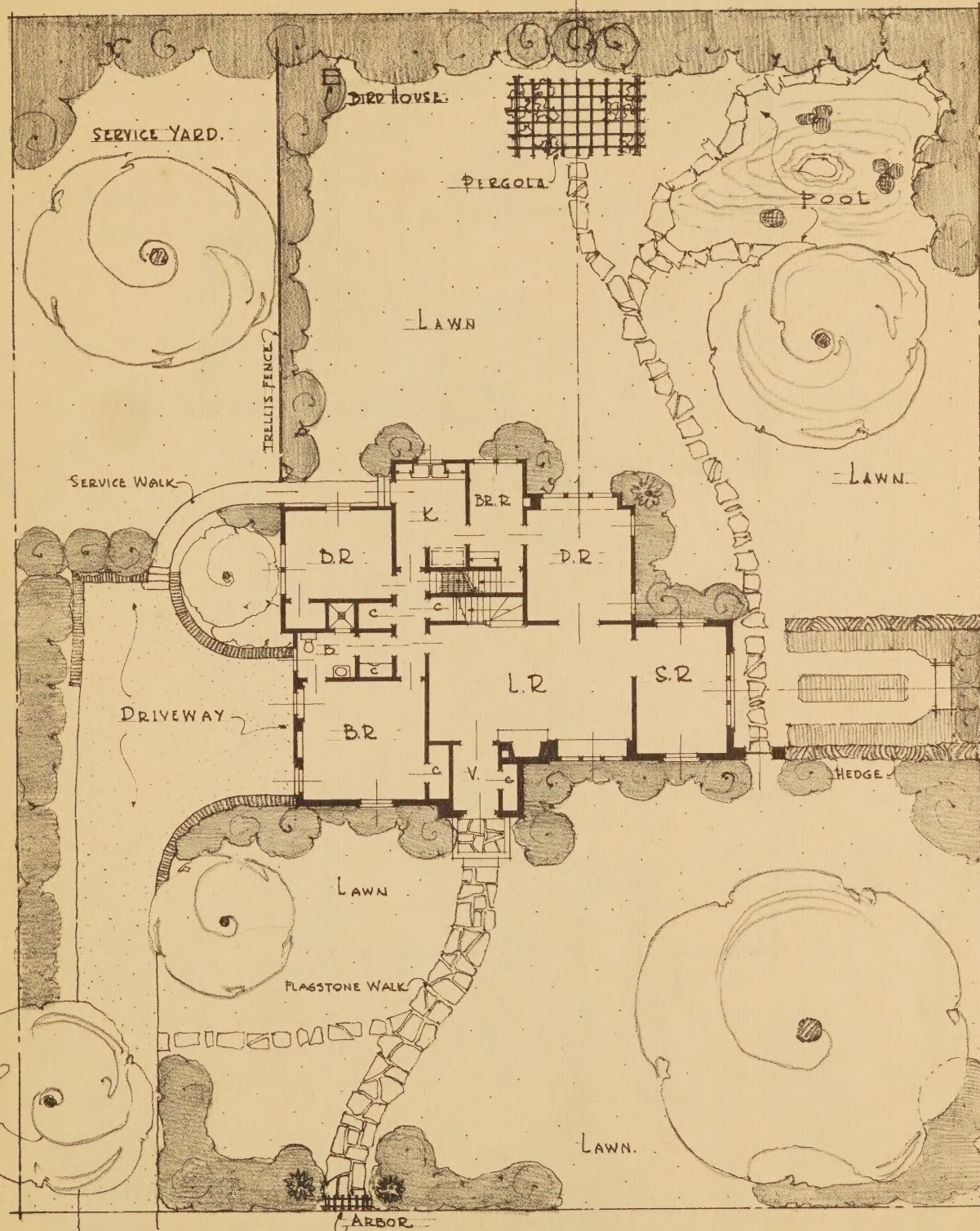




Stamp. Paper 30

THE EXTERIOR PERSPECTIVE  
OF ONE  
PINE HONE.



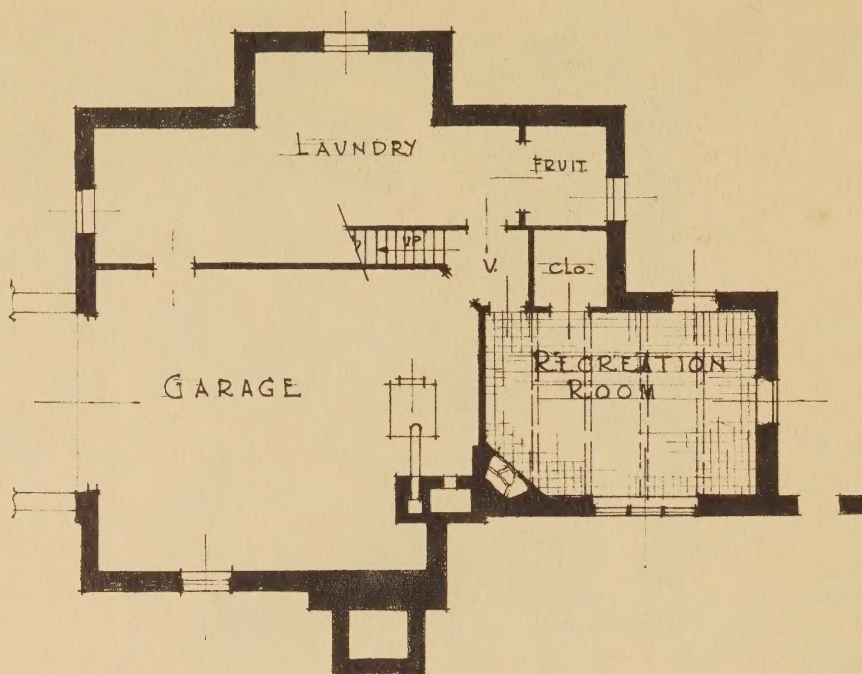


·FIRST FLOOR PLAN·

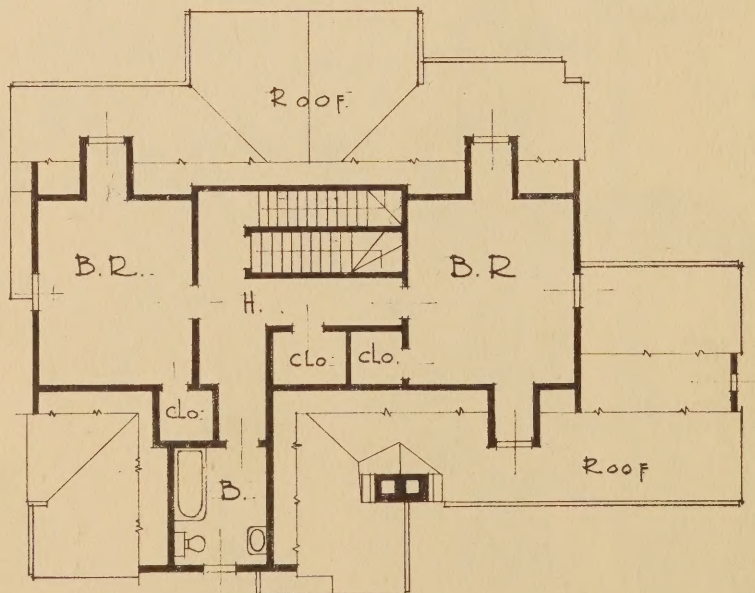
—SHOWING—

·LANDSCAPING PLAN·





· BASEMENT PLAN ·



· SECOND FLOOR ·

THE FLOOR ARRANGEMENTS ~



BLACK CONC. CAP

WROT IRON  
WEATHER VANE

18"-5 TO 2 SAINGLES  
5 1/2" EXPOSURE

8" WHITE  
PINE SIDING

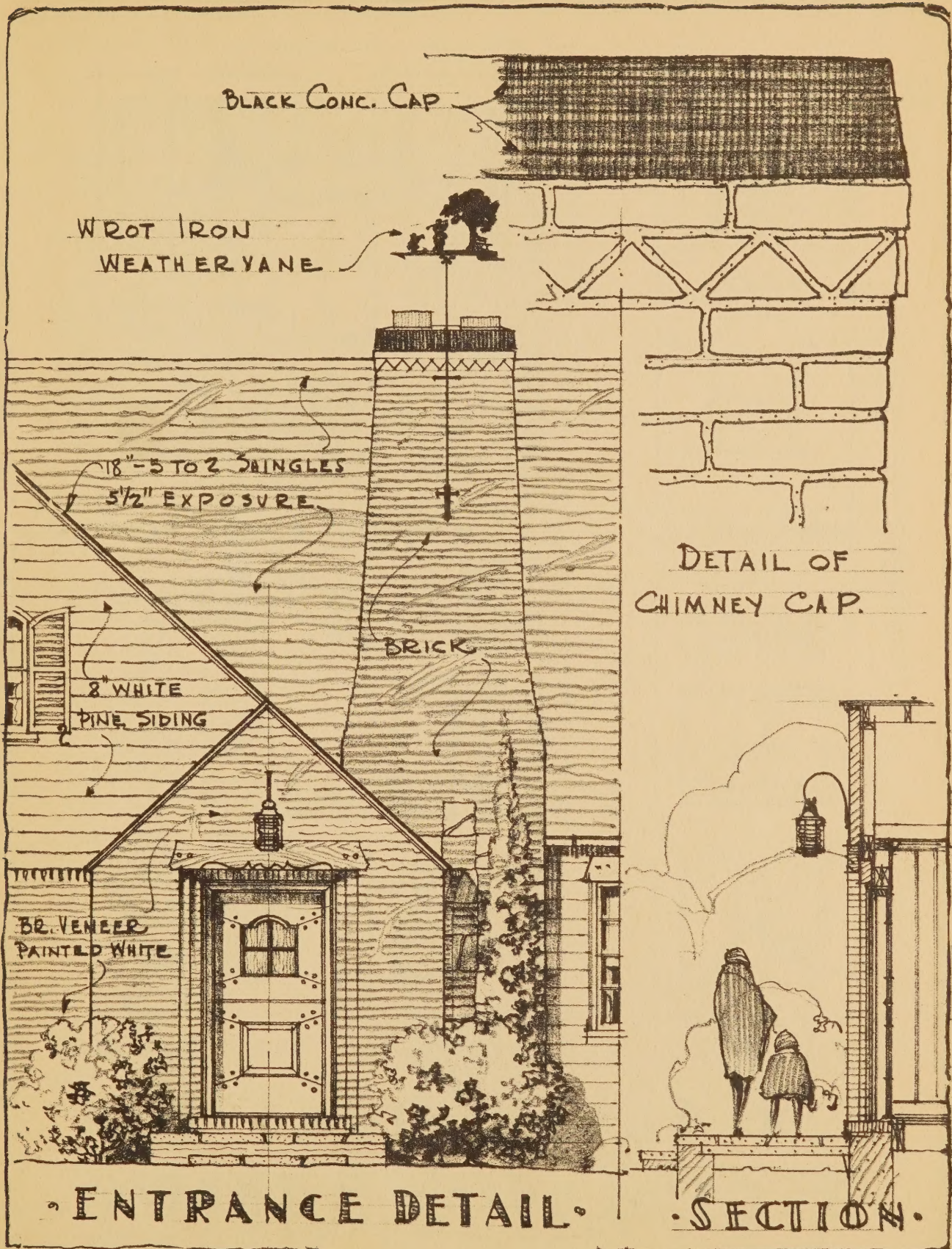
BR. VENEER  
PAINTED WHITE

BRICK

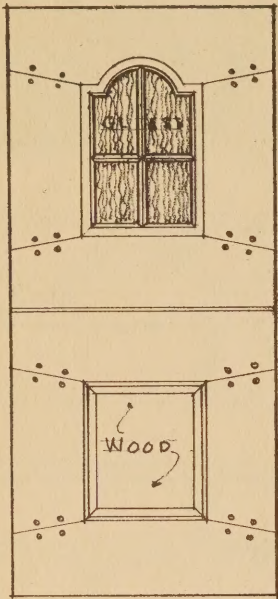
DETAIL OF  
CHIMNEY CAP.

ENTRANCE DETAIL.

SECTION.

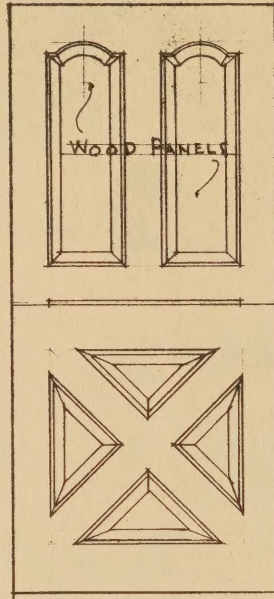




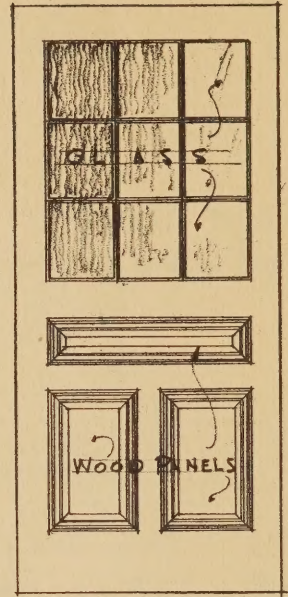


DUTCH DOOR

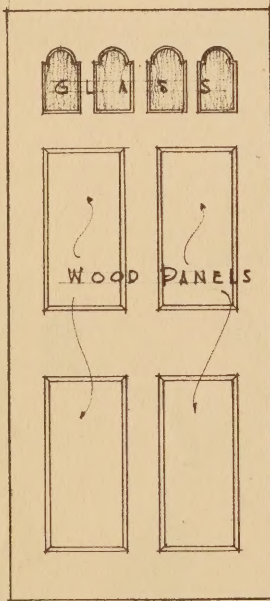
3'-0"



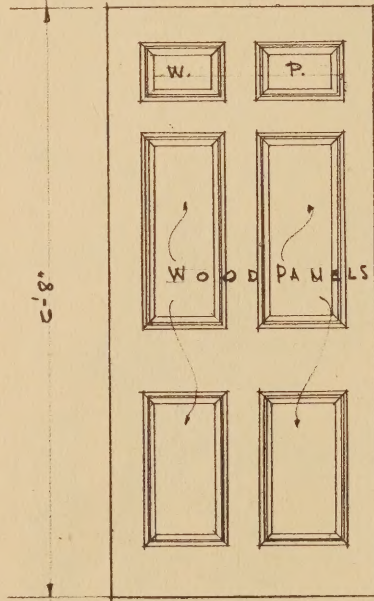
DUTCH DOOR



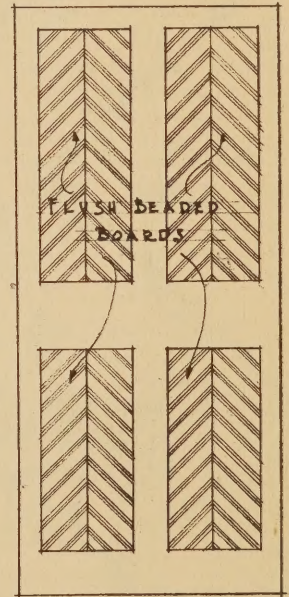
RAISED PANEL



FLAT PANEL



RAISED PANEL

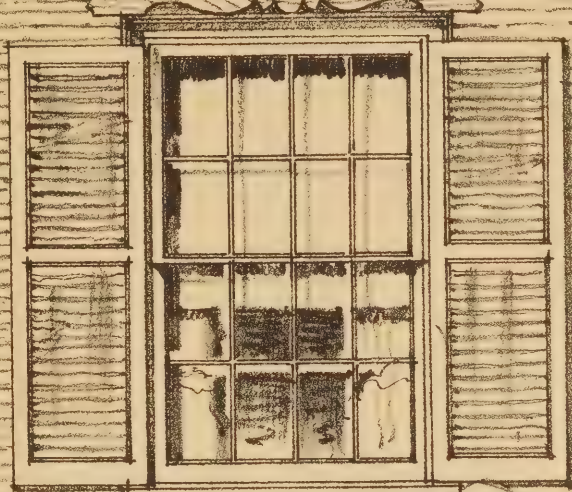


FLUSH BEADED

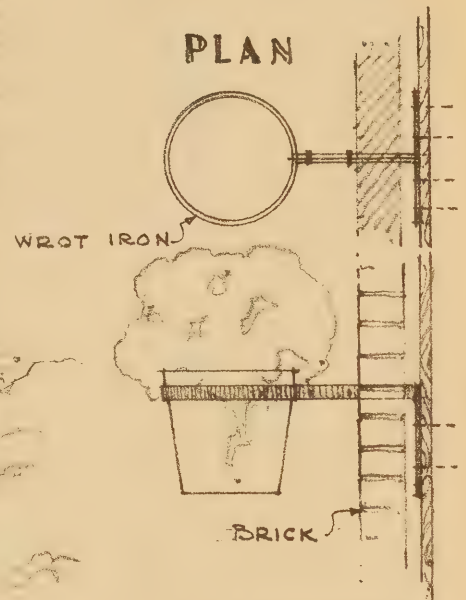
SIX SUGGESTIONS FOR  
THE COLONIAL DOORWAY.



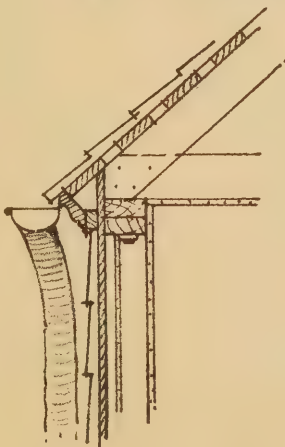
# EXTERIOR DETAILS.



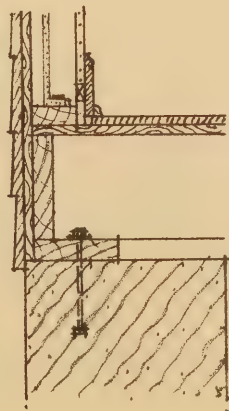
• WINDOW DETAIL.



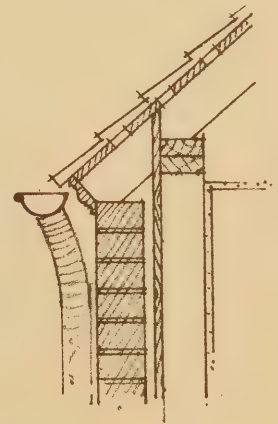
• FLOWER POT  
HOLDER.



CORNICE



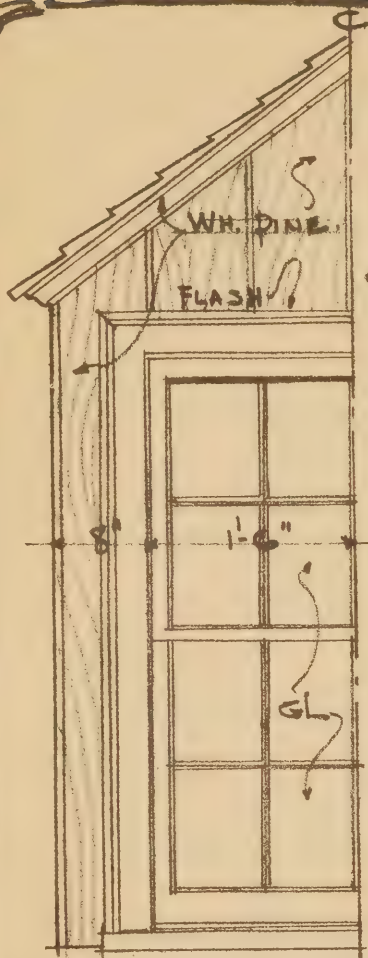
SILL.



CORNICE

• TYPICAL SECTIONS.



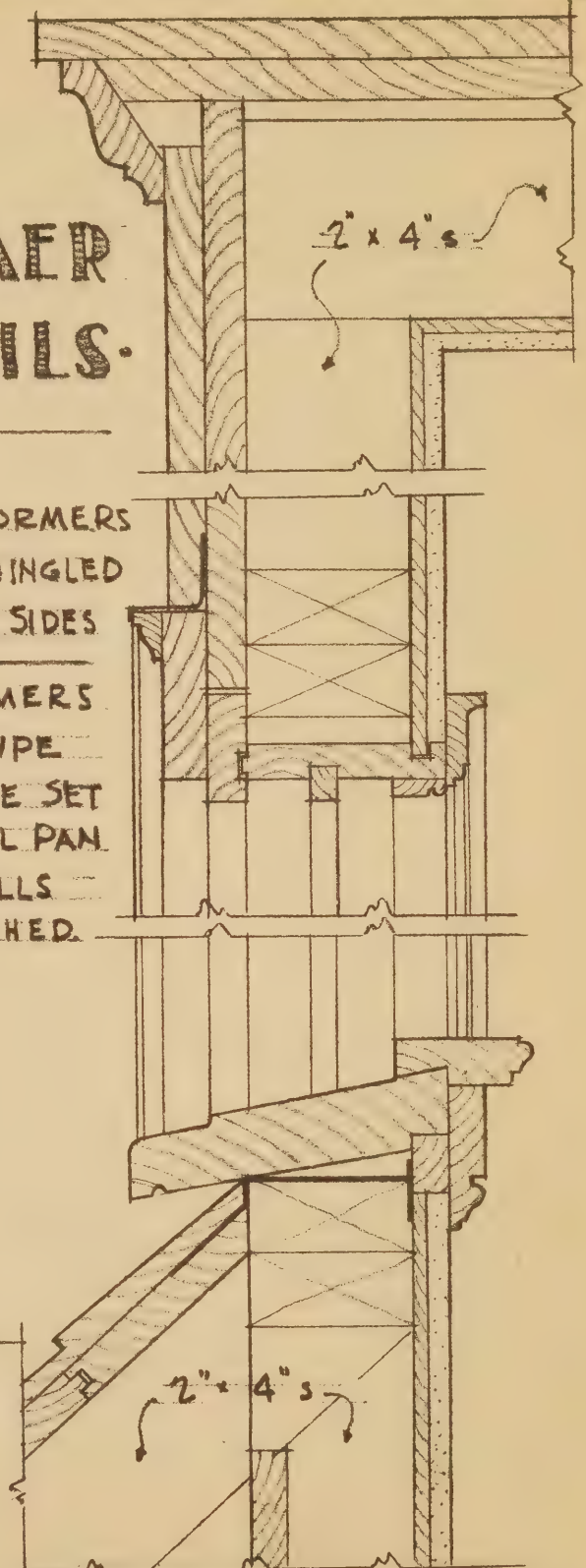
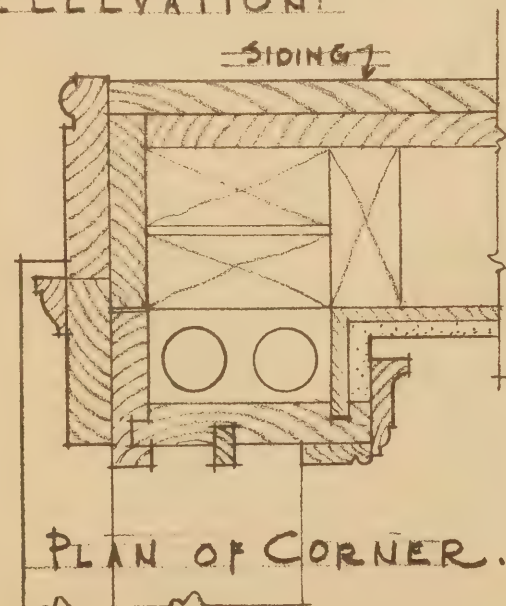


# DORMER DETAILS.

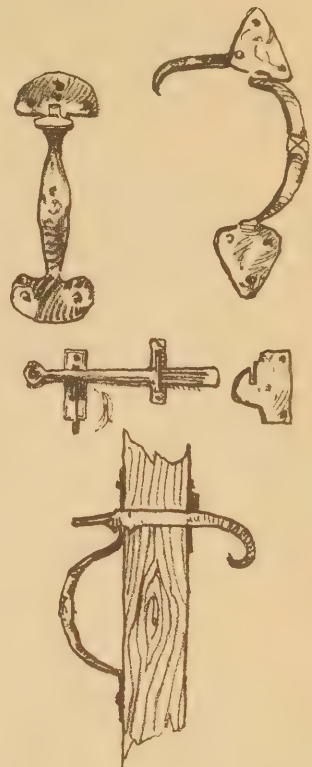
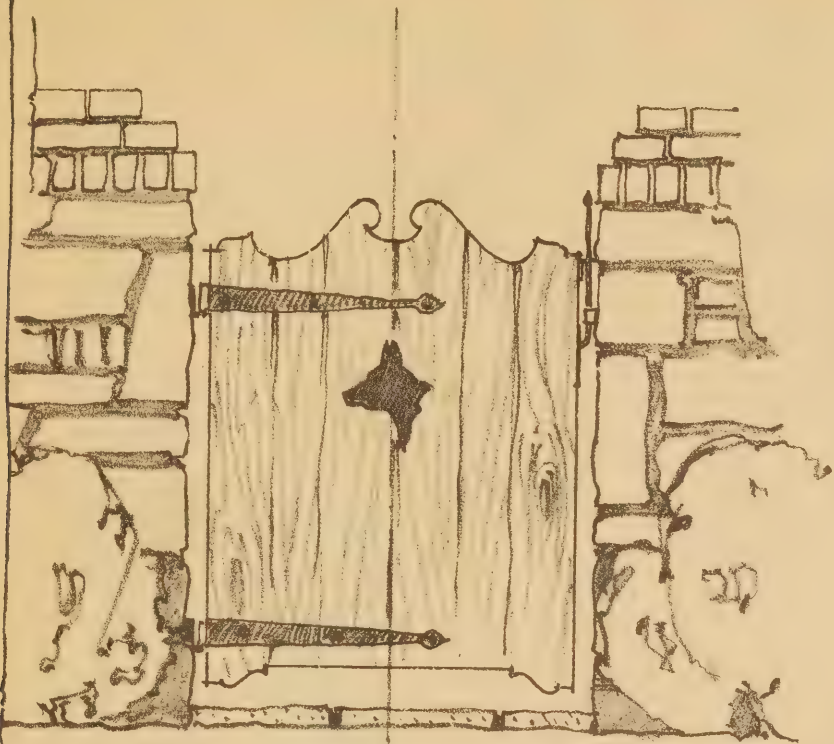
THESE DORMERS  
CAN BE SHINGLED  
OR SIDED SIDES

ALL DORMERS  
OF THIS TYPE  
SHOULD BE SET  
IN A METAL PAN  
& SIDE WALLS  
WELL FLASHED.

1/2 ELEVATION



VERTICAL SECTION C-C.

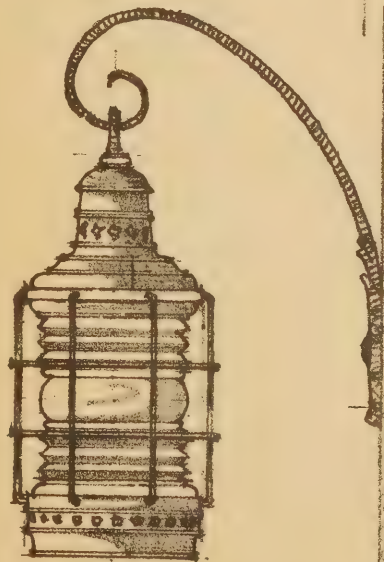


· G A T E ·

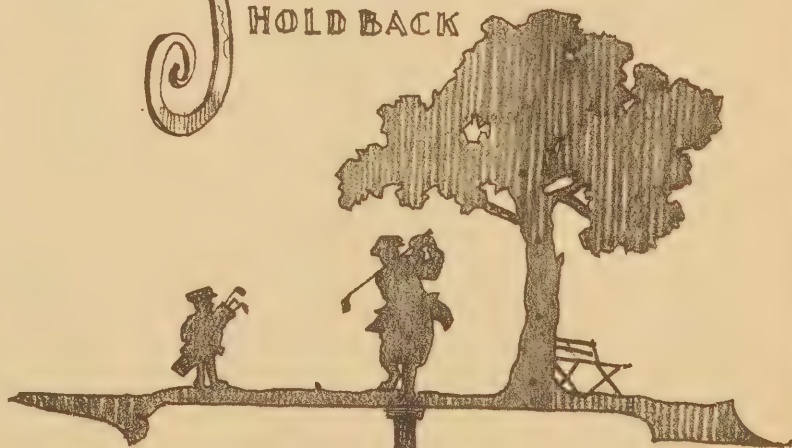
· DOOR HARDWARE



SHUTTER  
HOLD BACK



ENTRANCE  
LANTERN



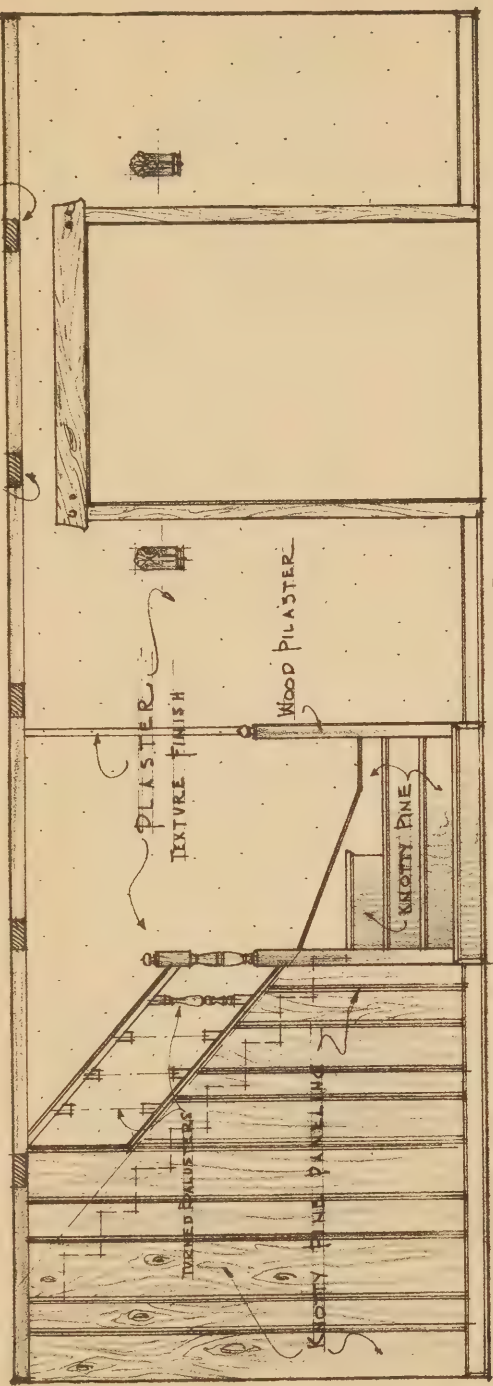
· W R O T ·  
IRONWORK ·

WEATHER-  
· V A N E ·

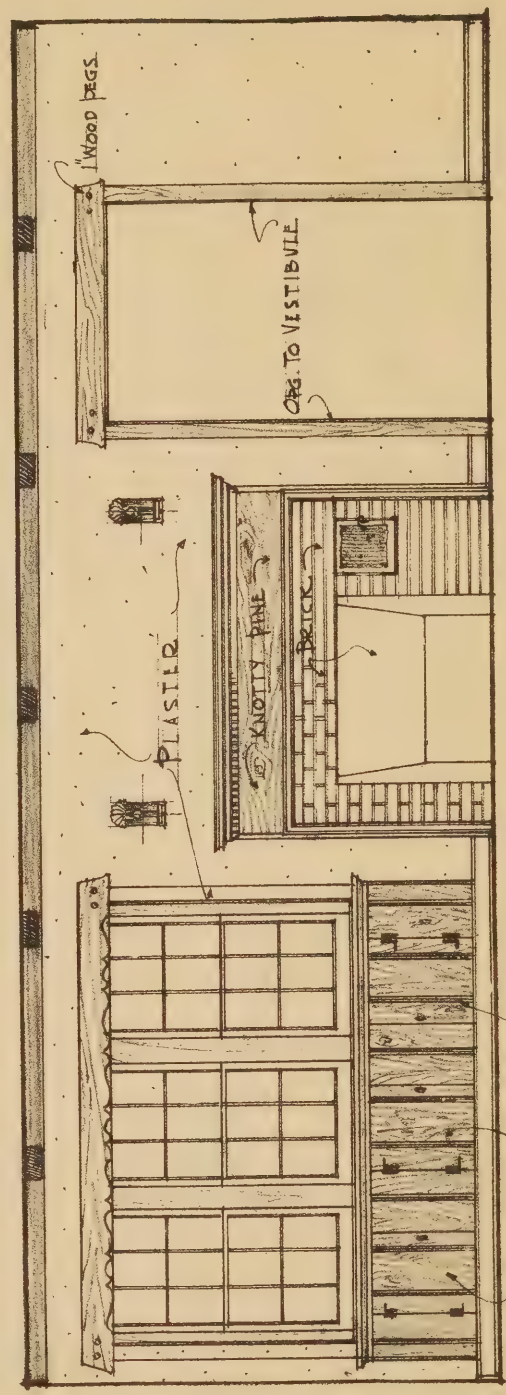


# INTERIORS OF LIVING ROOM.

5" x 8" PINE BEAMS (KNOTTY)



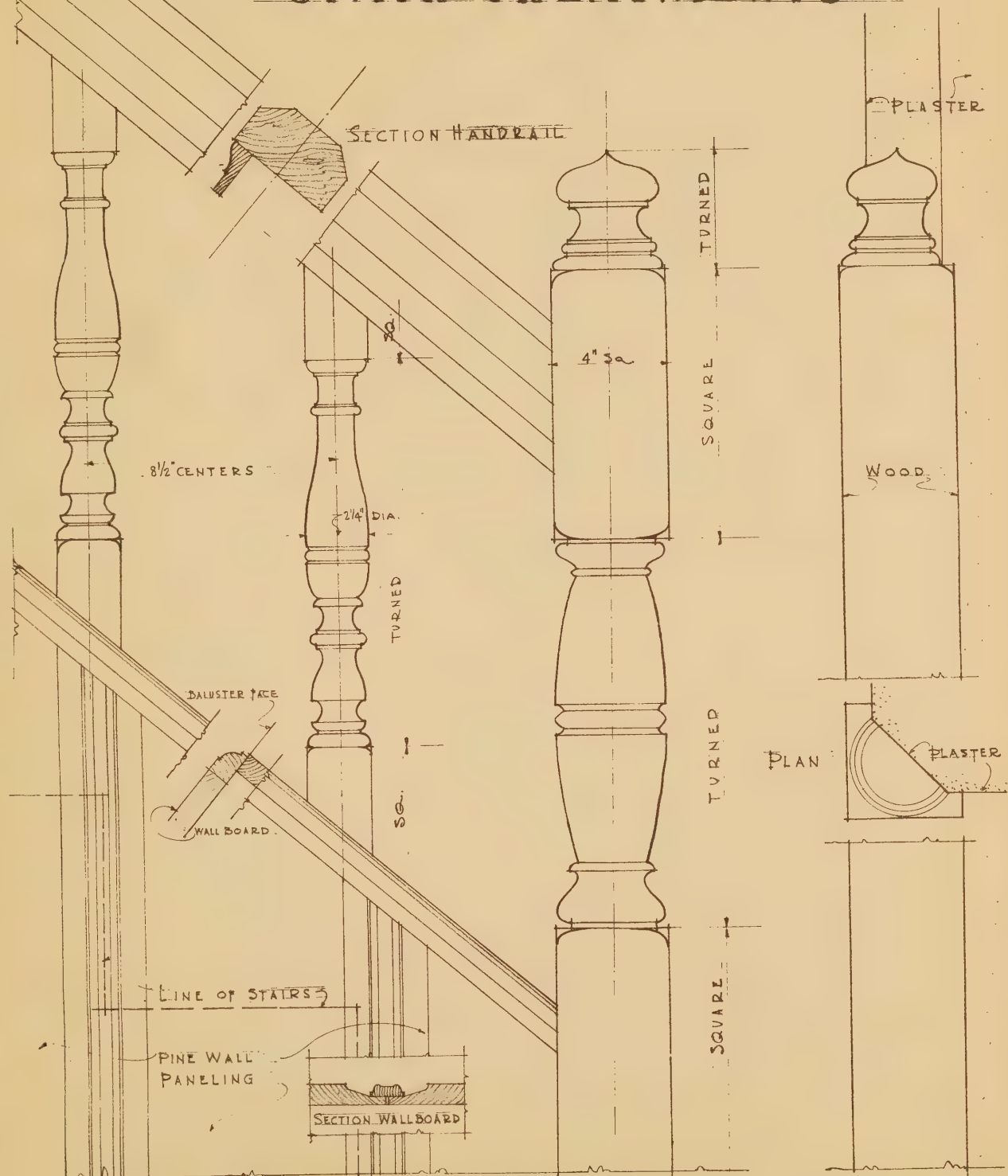
STAIR ELEVATION.



FIREPLACE ELEV.



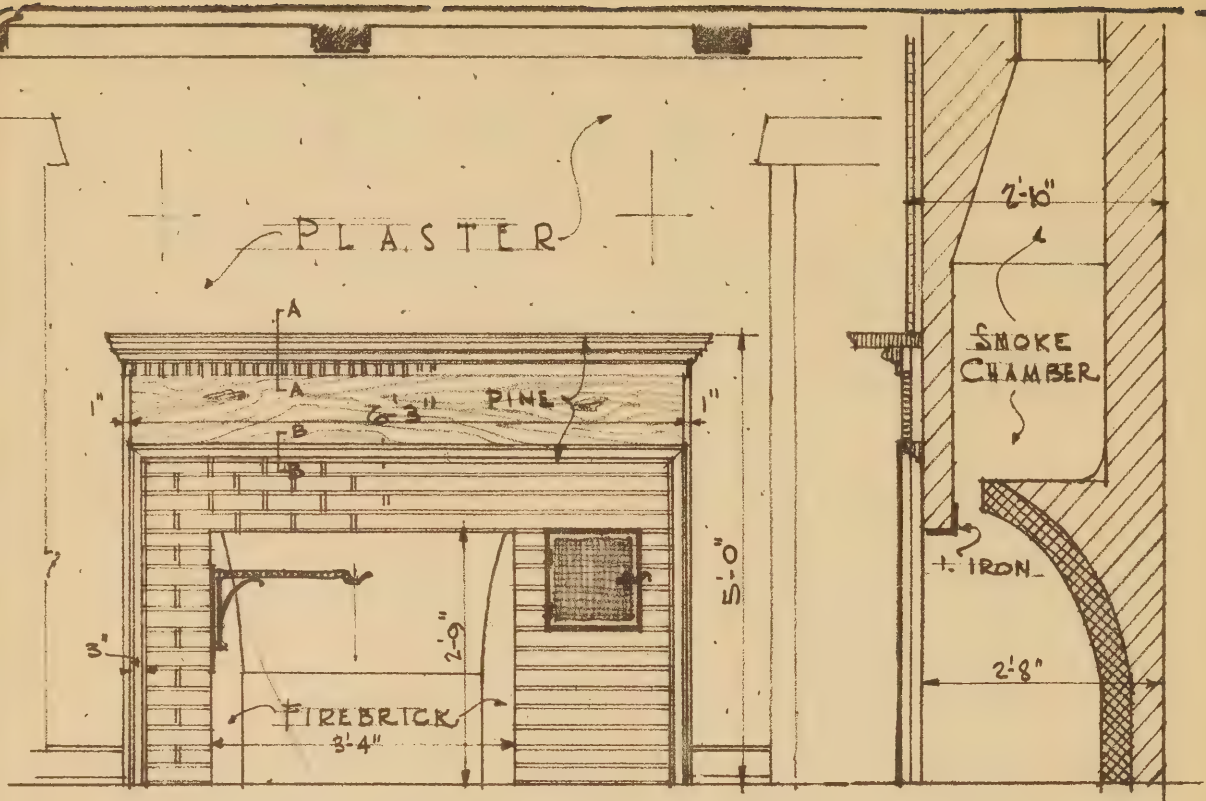
# SCALE DETAILS SHOWING STAIR TREATMENTS.



BALUSTERS, NEWEL & RAIL.

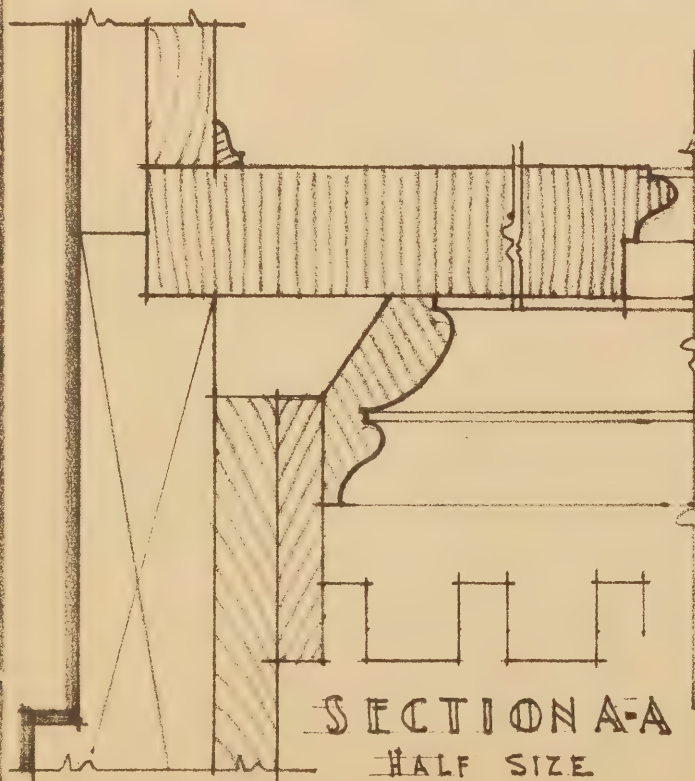
PILASTER





ELEVATION

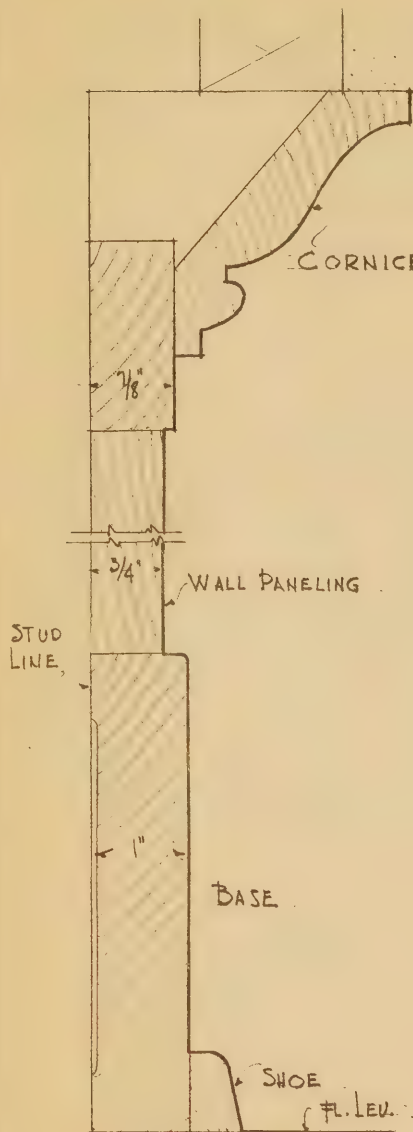
SECTION



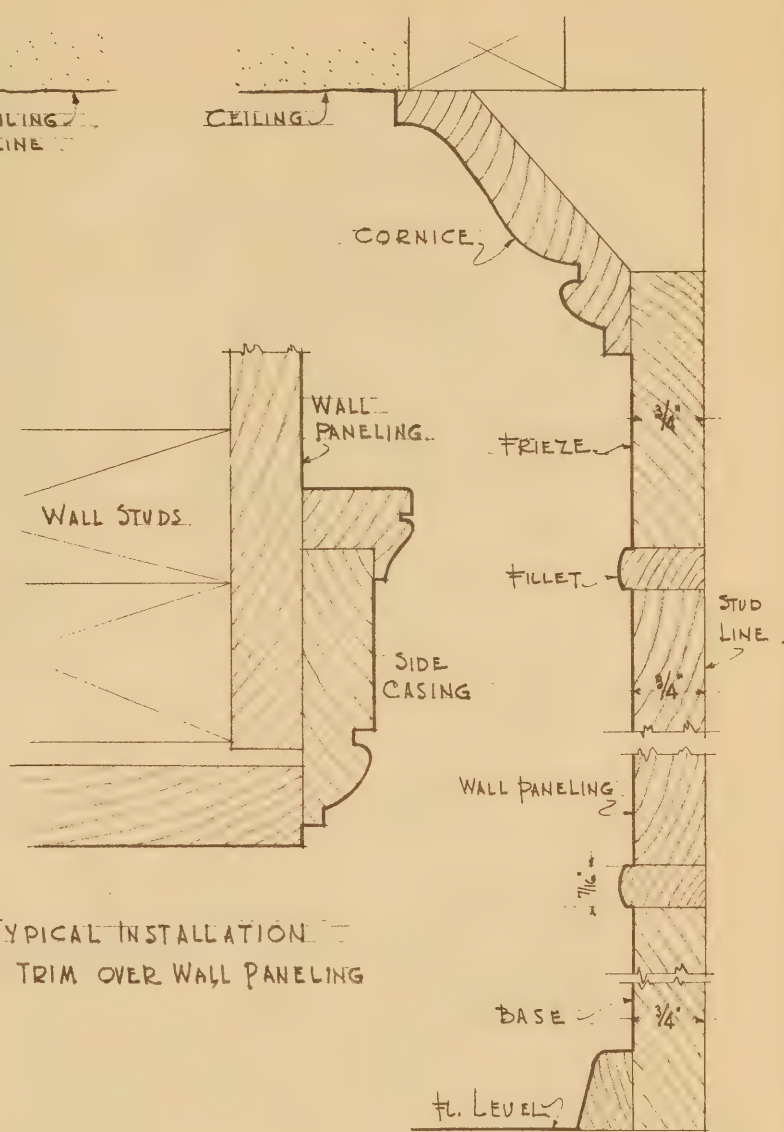
SECTION B-B

FIREPLACE  
DETAILS





SECTION SHOWING  
THICK BASE GROUND



TYPICAL INSTALLATION  
OF TRIM OVER WALL PANELING

SECTION SHOWING  
USE OF FILLET STRIPS



BATTEN JOINT



TONGUE & GROOVE



SHIPLAP JOINT

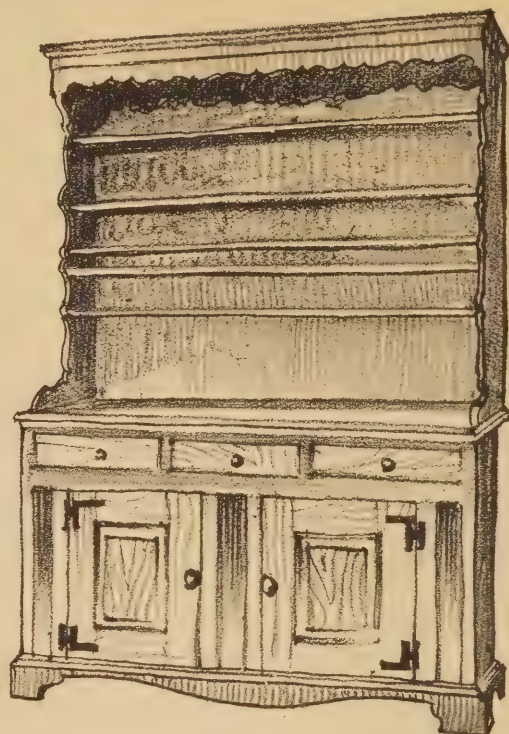
## • VERTICAL WALL PANNELLING •

PINE IS THE ARISTOCRAT OF ALL WOODS FOR COLONIAL WALLS AND WOODWORK.

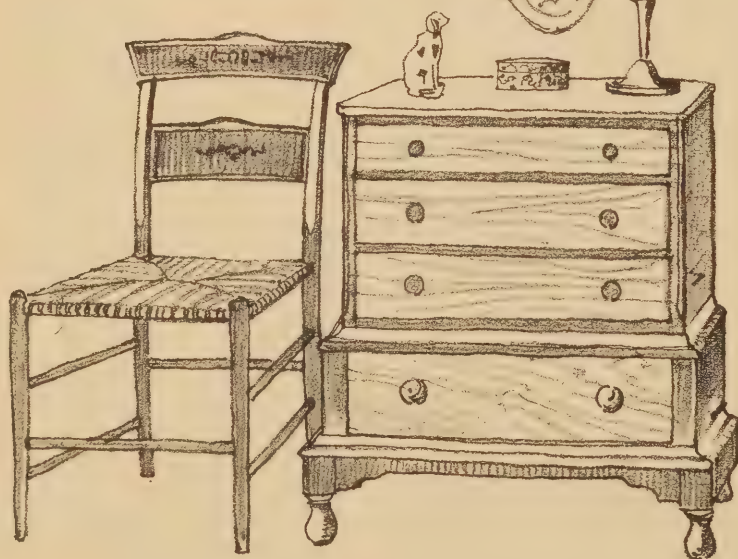
• GEMS of PINE.



BUTTERFLY TABLE &  
COMB BACK WINDSOR



A FINE TYPE OF OLD  
PINE DRESSER.



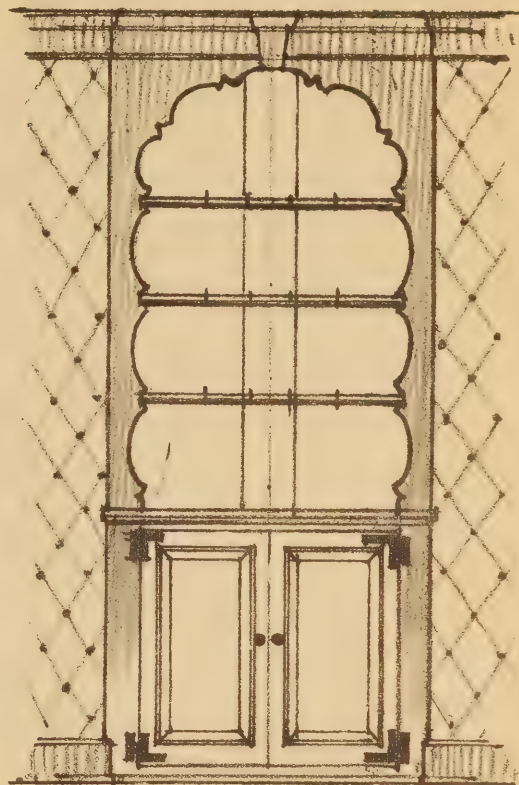
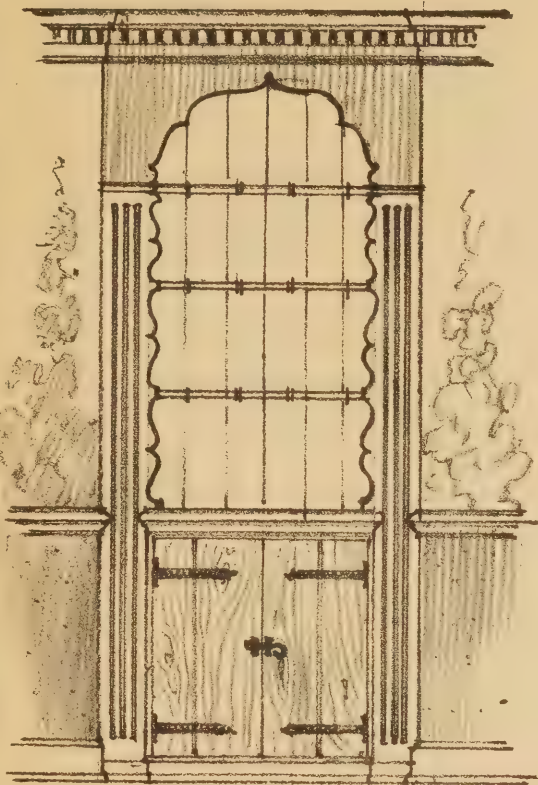
QUAINT CHEST & CHAIR



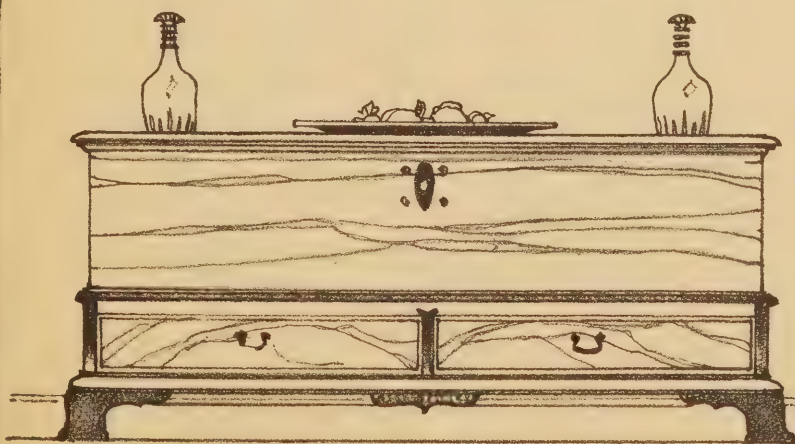
TIP-TOP TABLE

• LIVABLE COLONIAL FURNITURE. •



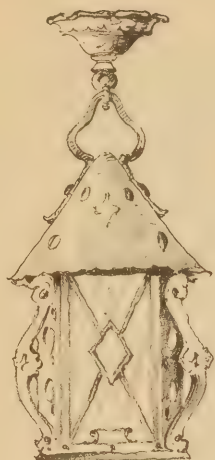


• CORNER CUPBOARDS OF CHARM. •



• THE  
DINING  
ROOM. •

• SERVING CHEST. •



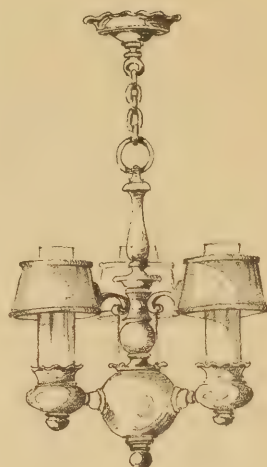
BATH ROOM  
BRACKET



VESTIBULE



BED ROOM  
BRACKET



CENTER LIGHT  
RECREATION RM



BED ROOM  
BRACKET



SUN ROOM  
BRACKET



LIV. ROOM  
BRACKET

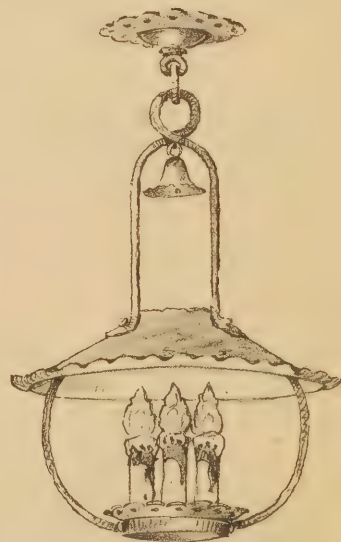
SUN ROOM  
CEILING



• DINING ROOM •



• GATE LANTERN •



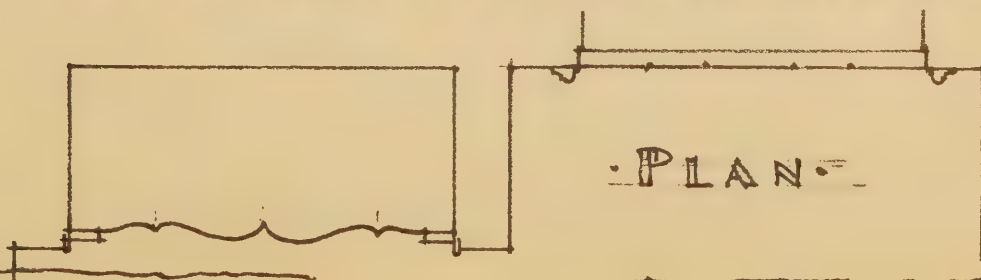
• LIVING ROOM •

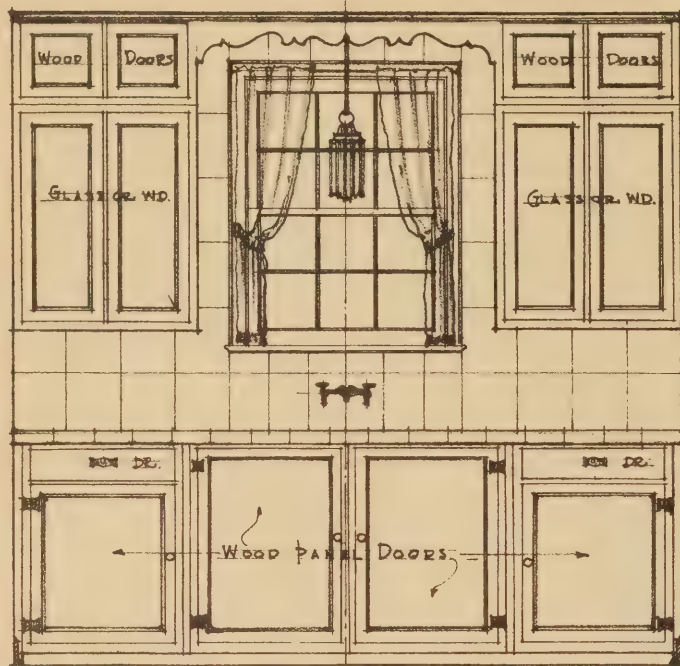
• SKETCHES SHOWING SUGGESTIONS •  
• FOR LIGHTING FIXTURES •



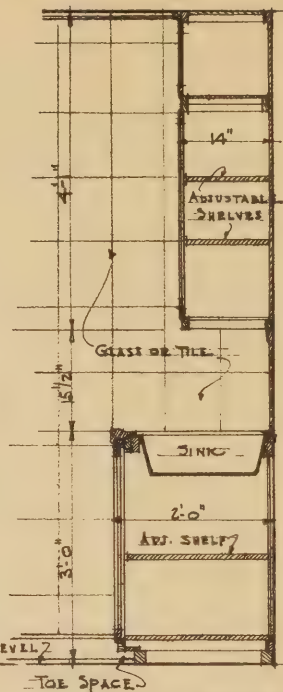


• BREAKFAST RM CASE •

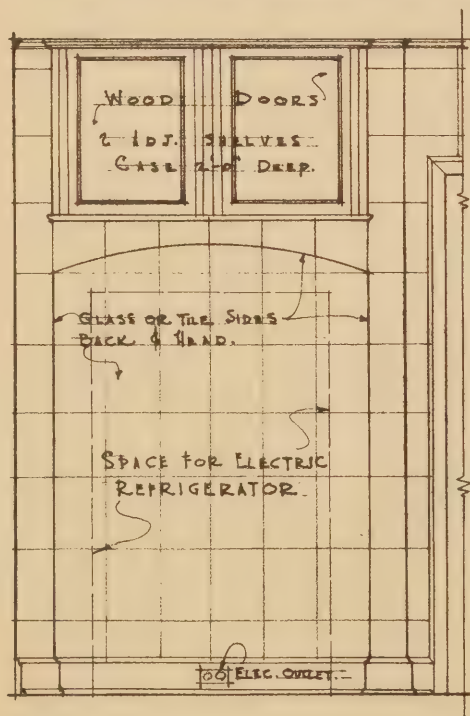




• ELEVATION SINK CASE •



• SECTION •



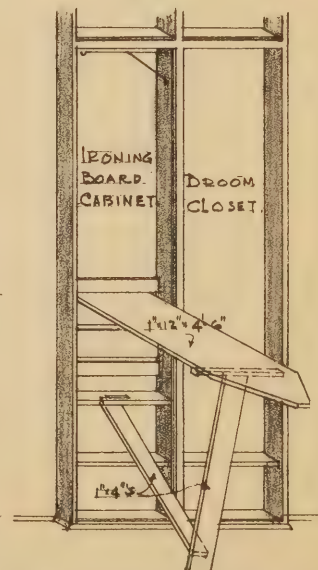
• CASE OVER ICE BOX •



PIN LID HOLDER  
ON BACK OF CASE  
BASE DOOR.



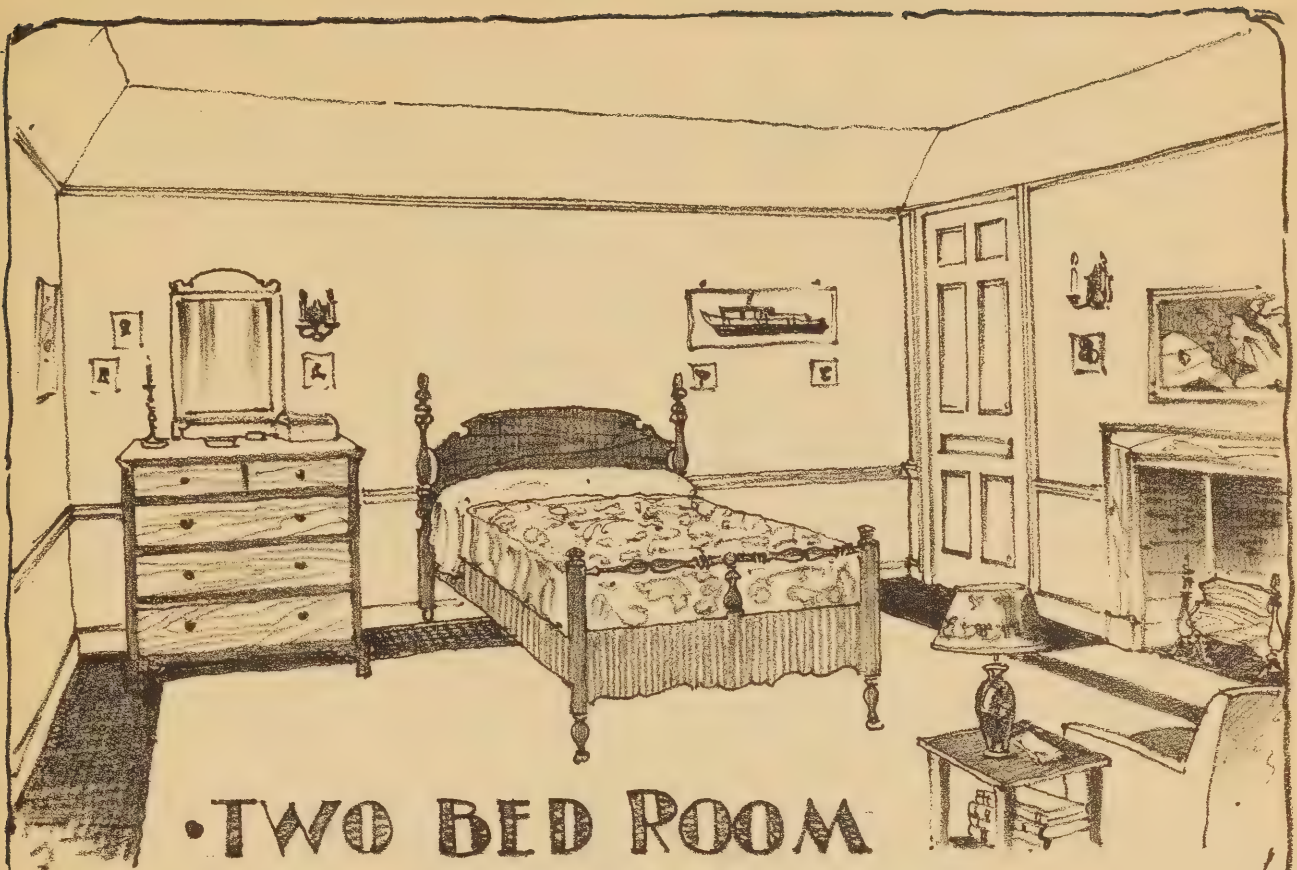
SUGGESTION FOR  
KITCHEN CLOCK  
SHELF.



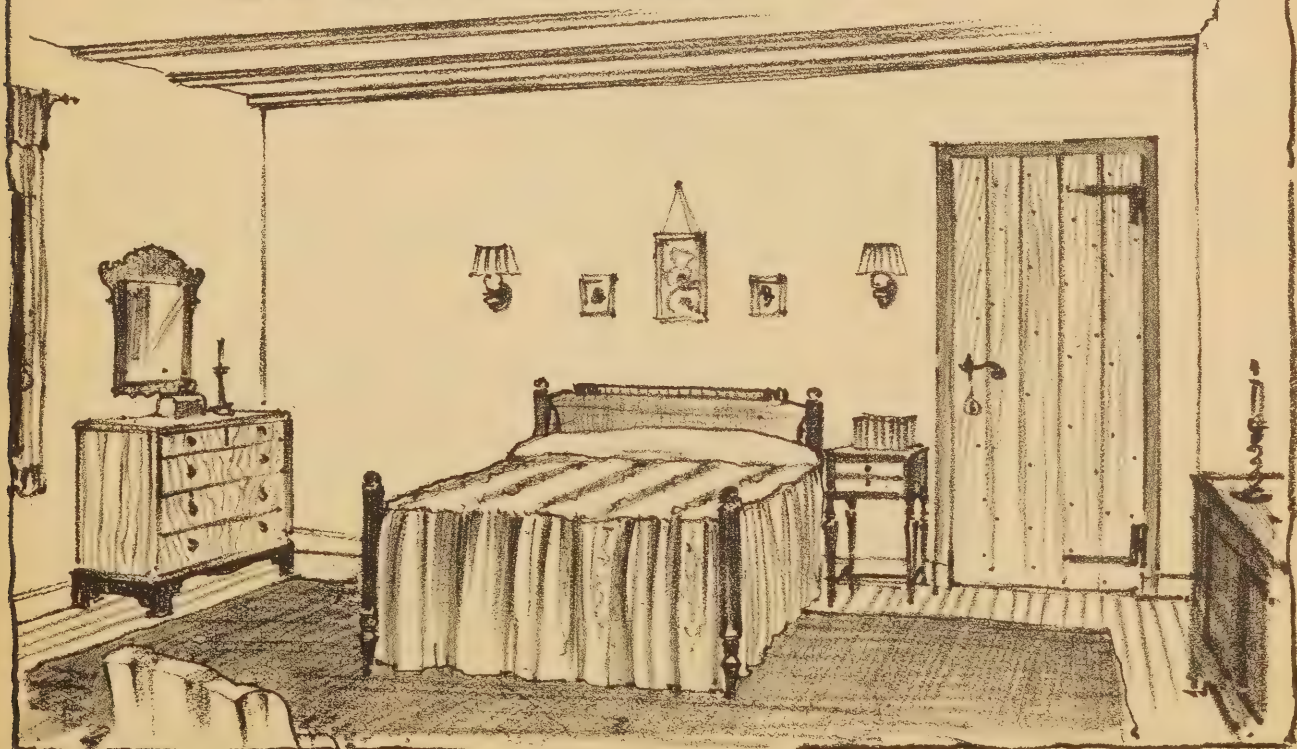
• CONVENIENT BROOM &  
IRONING BOARD CASE •

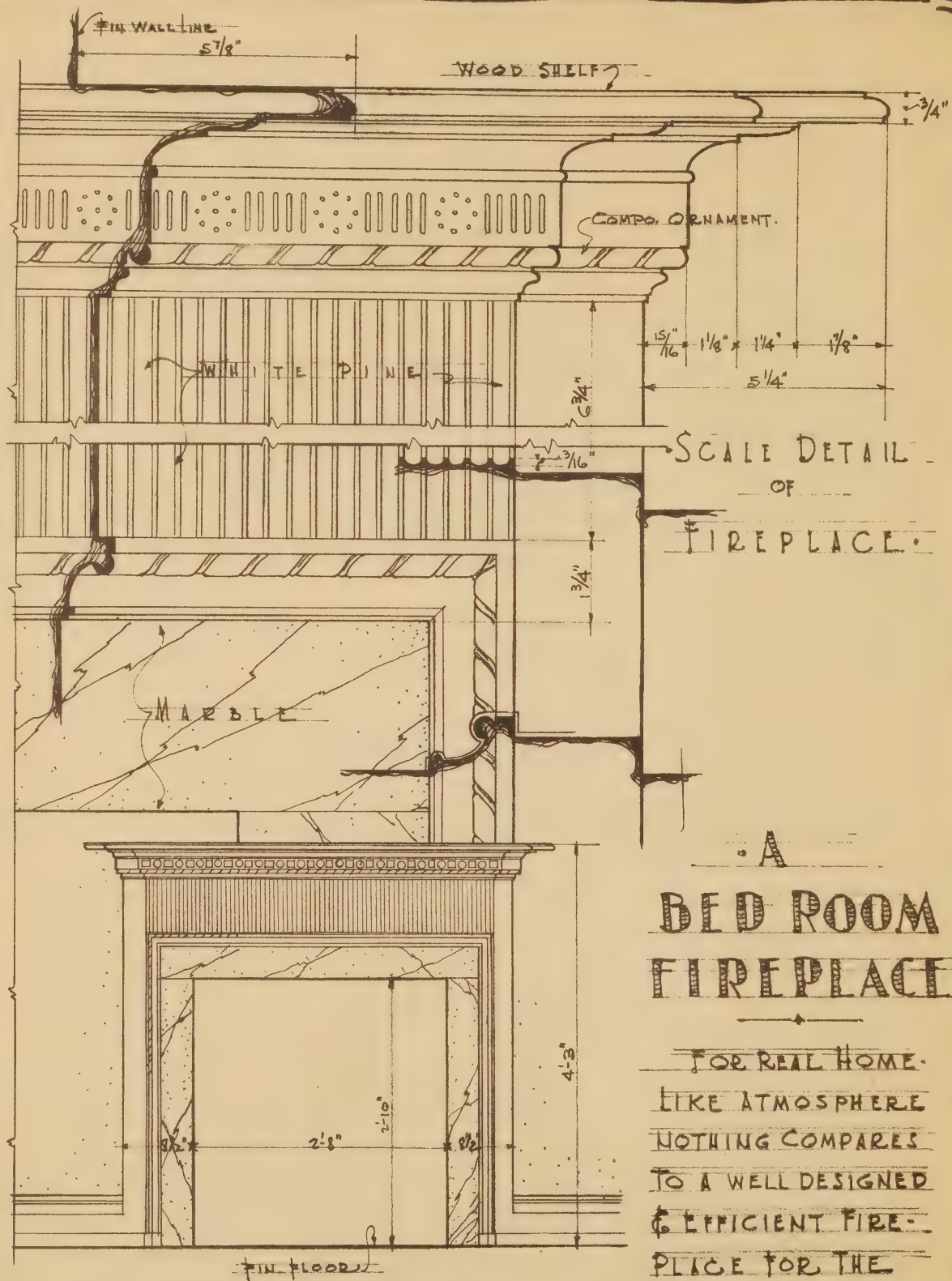
# • KITCHEN CABINET DETAILS •





## • TWO BED ROOM SUGGESTIONS •





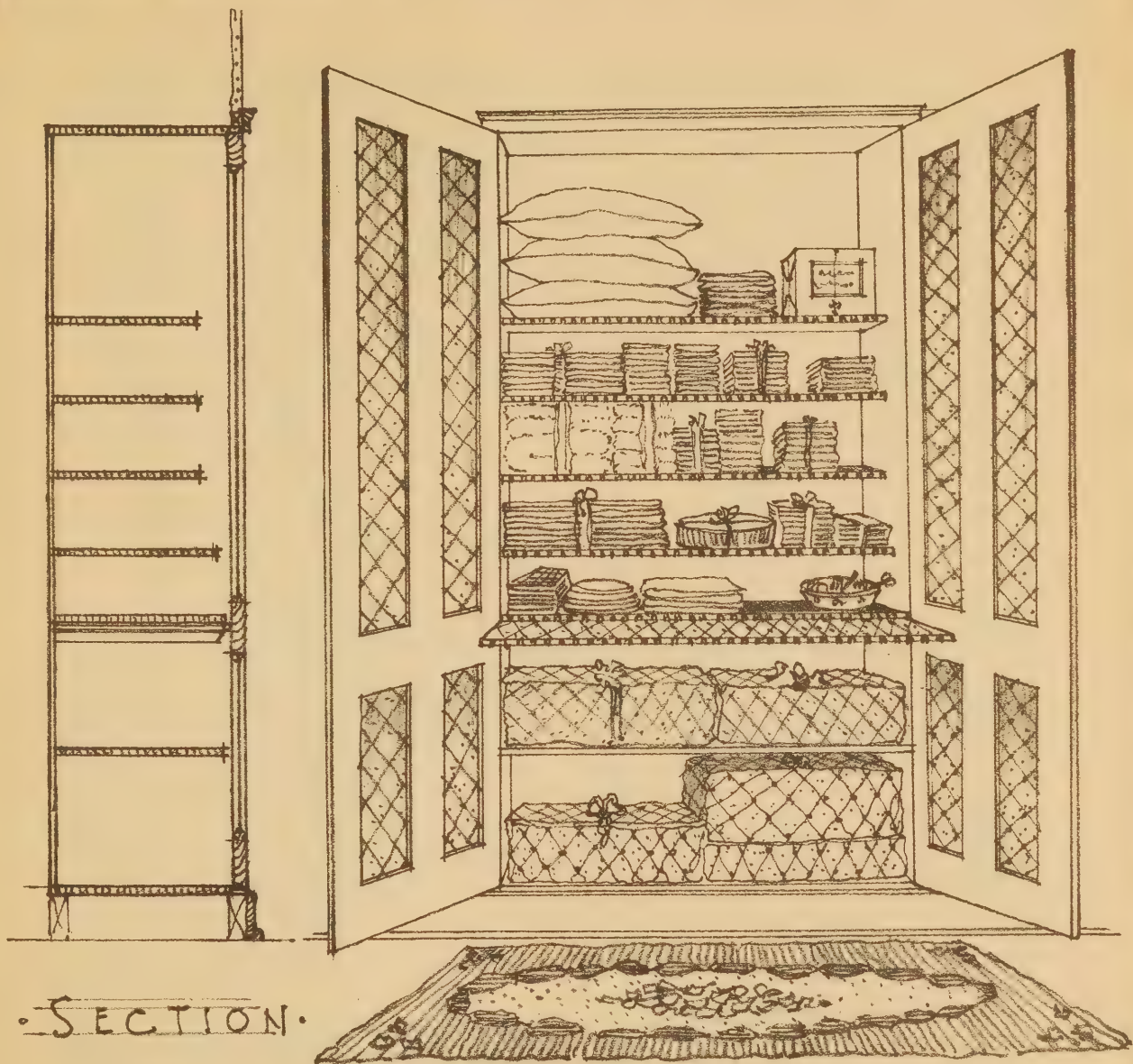
SCALE DETAIL  
OF  
FIREPLACE.

## A BED ROOM FIREPLACE.

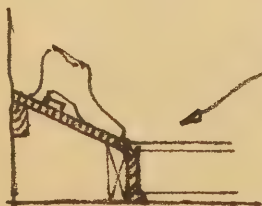
FOR REAL HOME-  
LIKE ATMOSPHERE  
NOTHING COMPARES  
TO A WELL DESIGNED  
& EFFICIENT FIRE-  
PLACE FOR THE  
MASTERS BED ROOM.

ELEVATION OF FIREPLACE

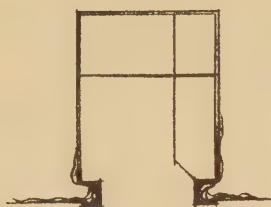




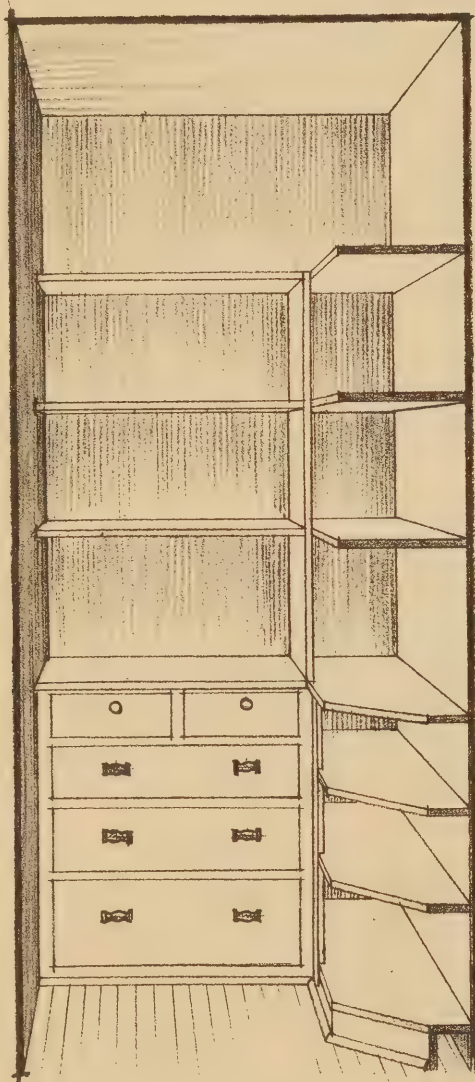
## CONVENIENT LAYOUT FOR THE LINEN CLOSET.



THE CONVENIENCE OF SHOE  
SHELVES ABOVE THE BASE BOARD  
MORE THAN PAYS FOR THEM.

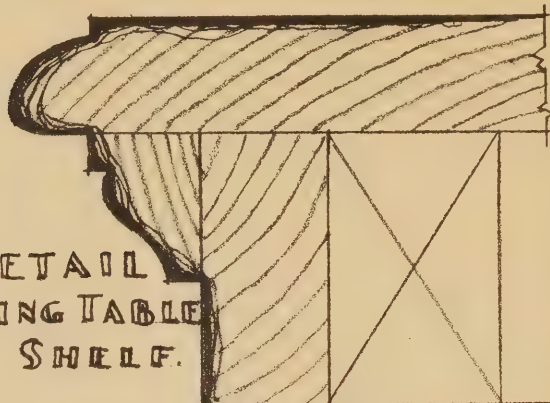


PLAN

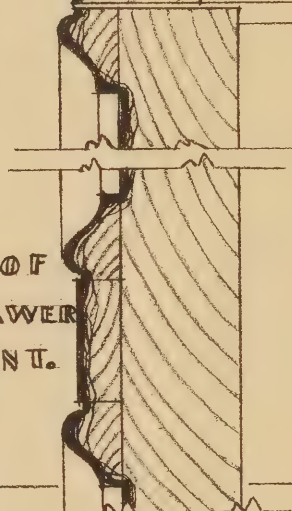


• BEDDING  
CLOSET •

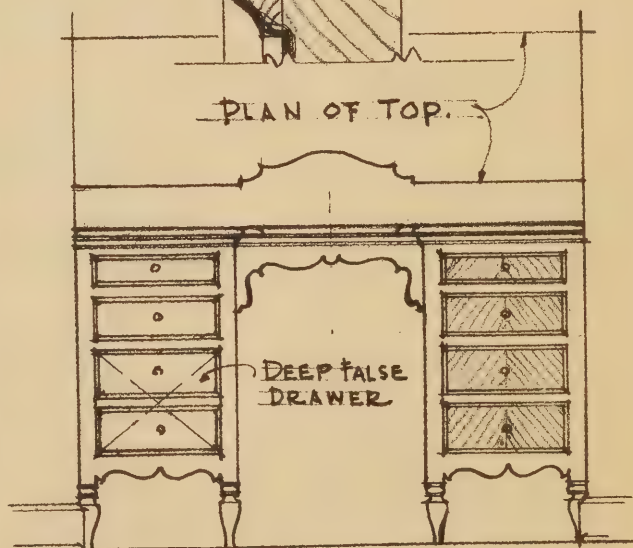
DETAIL  
DRESSING TABLE  
SHELF.



DETAIL OF  
DEEP DRAWER  
FRONT.



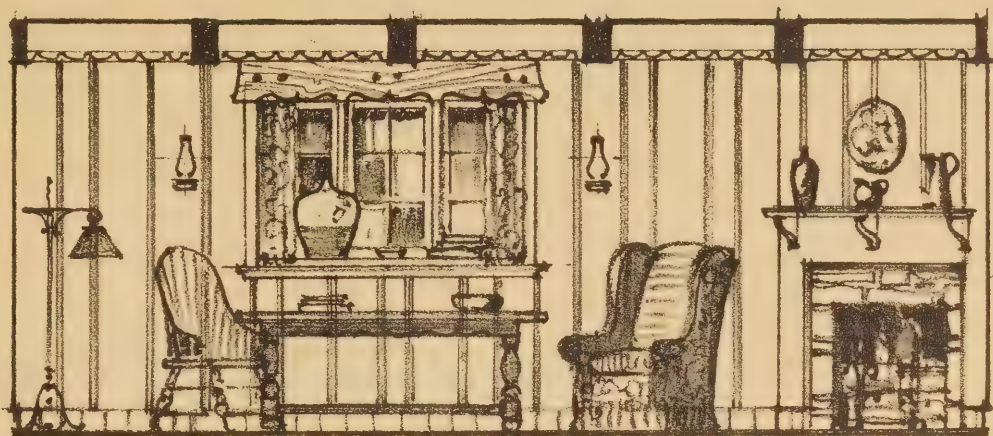
PLAN OF TOP.



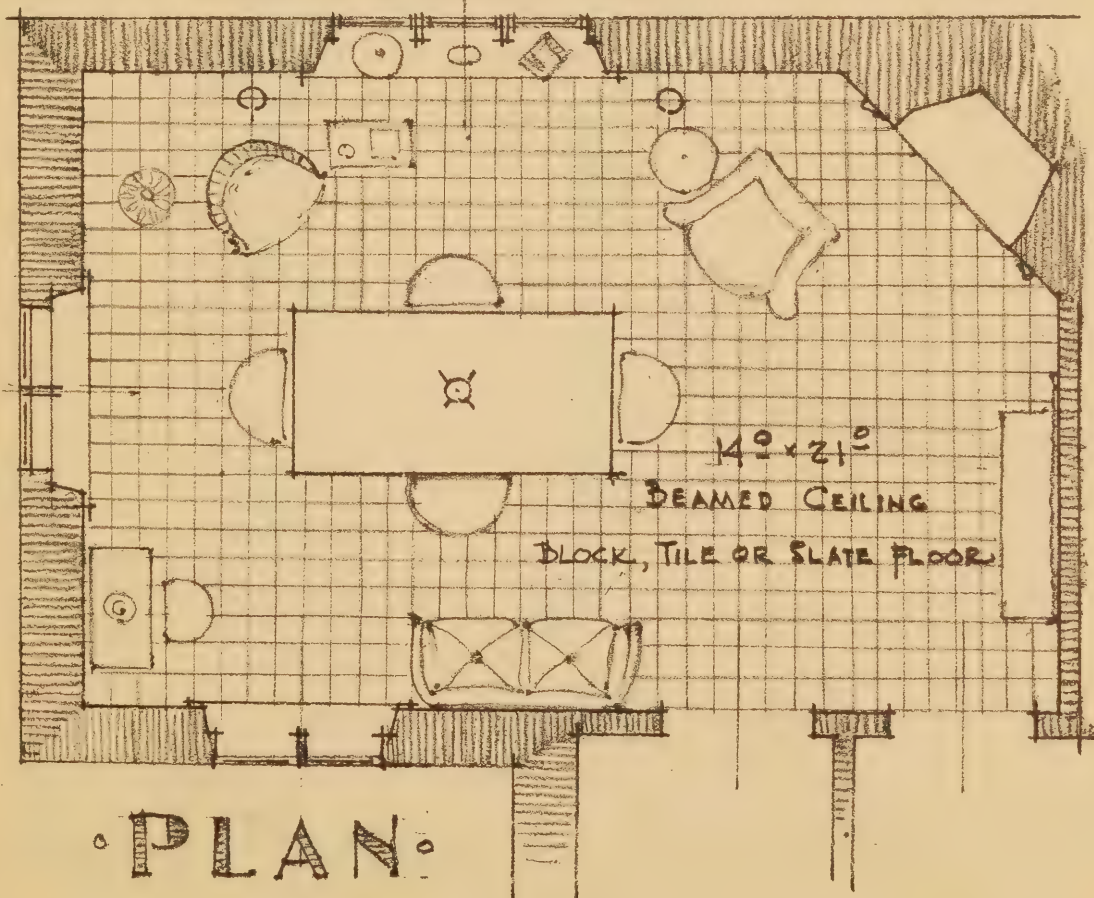
DEEP FALSE  
DRAWER

DRESSING CASE  
DETAIL

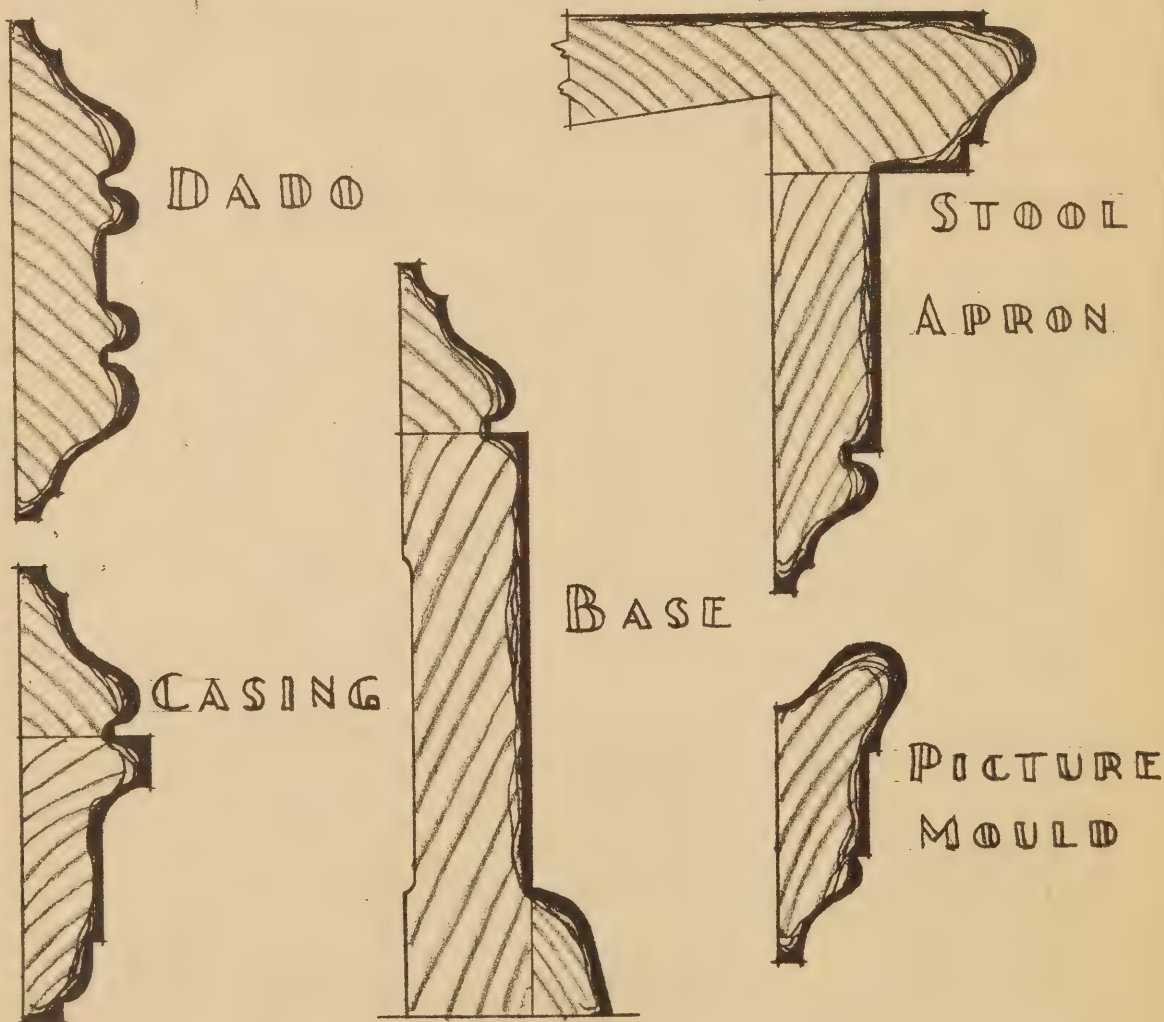
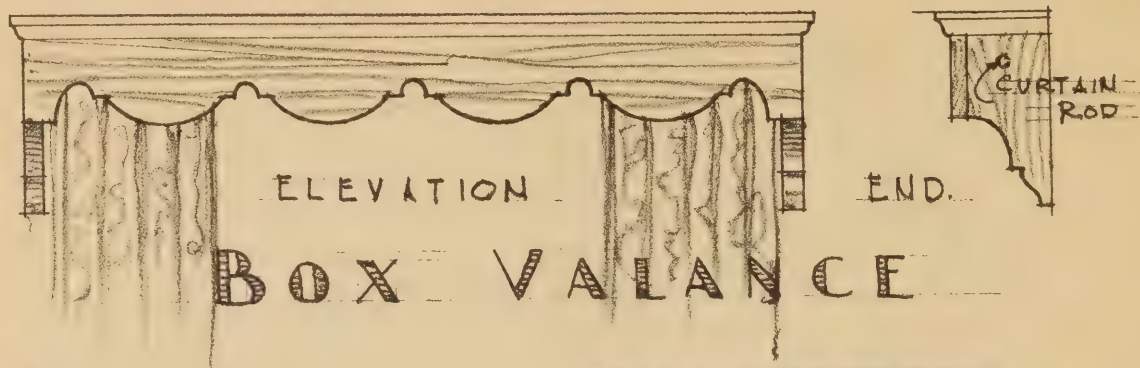




## • THE RECREATION ROOM •



PINE WALLS MAKE BASEMENT ROOMS LOVELY ONES.



APPROPRIATE DESIGNS FOR  
INTERIOR TRIM.



# PAINTING SPECIFICATIONS FOR THE FINISHING OF PINE WOODS.

---

## INTERIOR STAINED TRIM.

PINE INTERIOR TRIM SHOULD BE PERFECTLY CLEAN & DRY BEFORE ATTEMPTING THE FINISHING.

FIRST THE WOOD SHOULD BE STAINED WITH EITHER AN ACID OR OIL STAIN. (NOTE) WHERE SHIPLAP OR TONGUE & GROOVED WALL PANELING IS USED IT IS ADVISABLE TO STAIN THE BOARDS BEFORE ERECTING SAME AS IT ELIMINATES THE SHOWING OF UNSTAINED WOOD IF SHRINKAGE IS EVIDENT AT A LATER TIME. THE SAFEST & EASIEST COLORS TO HANDLE ARE BROWNS RANGING FROM A LIGHT HONEY OR AMBER TO DEEP CHESTNUT OR CINNAMON BROWN.

AFTER THE WOOD IS STAINED IT IS THEN SANDED LIGHTLY TO SMOOTHEN ANY RAISED GRAIN.

IT IS THEN GIVEN A THIN COAT OF WHITE OR ORANGE SHELLAC. AFTER THIS FIRST COAT OF SHELLAC A NICE EFFECT IS OBTAINED BY PAINTING OVER KNOTS IF KNOTTY PINE IS USED WITH WHITE LEAD PAINT & IMMEDIATELY WIPED OFF WITH A CLOTH. THIS PROCESS LEAVES A VERY SLIGHT AMOUNT OF WHITE PIGMENT IN THE GRAIN OF THE KNOTS WHICH SOFTEN THEM & GIVES THE APPEARANCE OF AGE.

THE FIRST SHELLAC COAT IS THEN RUBBED DOWN WITH STEEL WOOL & GIVEN THE SECOND

APPLICATION OF SHELLAC. THIS COAT IS LIKEWISE RUBBED WITH STEEL WOOL AND THE WOOD IS READY FOR WAXING WHICH COMPLETES THE FINISHING. THIS WAX COAT CAN BE POLISHED TO AS GLOSSY A SURFACE AS THE OWNER DESIRES.

FOR ENAMELED TRIM THE FIRST COAT SHALL BE A PRIMING COAT OF LEAD AND OIL PAINT. THIS COAT CAN BE THINNED GREATLY WITH OIL AND TURPENTINE FOR PENETRATION. THE SECOND AND THIRD COAT SHALL BE OF UNDERCOATER (FLAT). EACH OF THESE COATS EXCEPT THE FINAL ONE SHALL BE THOROUGHLY SANDED WITH #0 SAND PAPER. THESE UNDERCOATS FURNISH THE BODY FOR THE ENAMEL AND SHOULD BE TINTED TO A SIMILAR SHADE AS THE FINISH COAT. AFTER THE THIRD COAT OR SECOND COAT OF UNDERCOATER THE FINAL ENAMEL COATS ARE APPLIED. A FOUR COAT JOB, THAT IS ONE COAT OF ENAMEL OFTEN GIVES SATISFACTORY RESULTS BUT IT IS BEST TO GIVE IT TWO COATS, THE FIRST COAT OF GLOSS & THE LAST COAT OF SEMI-GLOSS OR EGGSHELL ENAMEL. WHERE A RUBBED EFFECT IS WANTED BOTH ENAMELED COATS ARE OF GLOSS AND THE FINAL COAT RUBBED DOWN WITH PUMICE STONE AND OIL.

---

WHEN READY TO BUILD CONSULT AN ARCHITECT. HE KNOWS YOUR PROBLEMS AND WILL MORE THAN SAVE YOU HIS FEE IN DESIGN & CONSTRUCTION.



# • THE FIFTEEN POINTS •

## • OF •

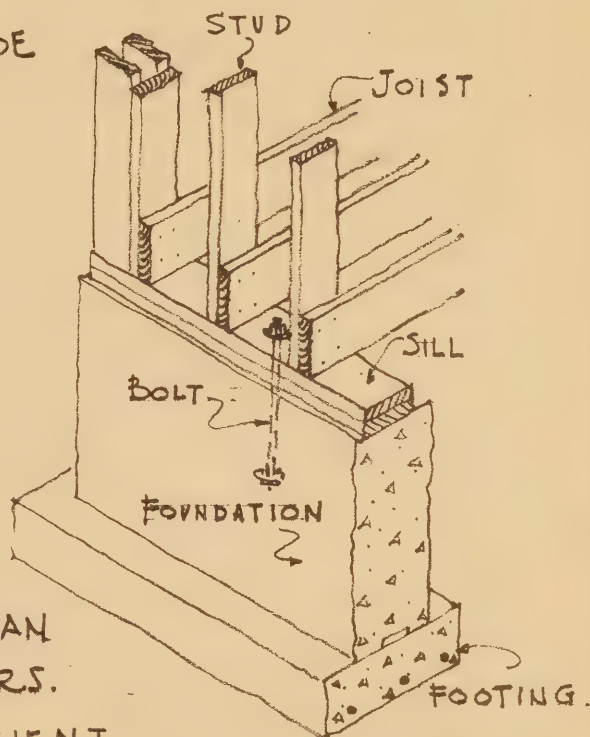
# • GOOD CONSTRUCTION •

---

1. FOUNDATIONS SHOULD BE ADEQUATE AND HAVE AMPLE FOOTINGS.

2. SILLS SHOULD BE BOLTED TO FOUNDATION AT INTERVALS OF EIGHT FEET.

3. FLOOR JOISTS SHOULD BE OF "ESSCO", TRADE-MARKED, GRADE-MARKED SOUTHERN PINE & PLACED NOT MORE THAN SIXTEEN INCHES ON CENTERS.



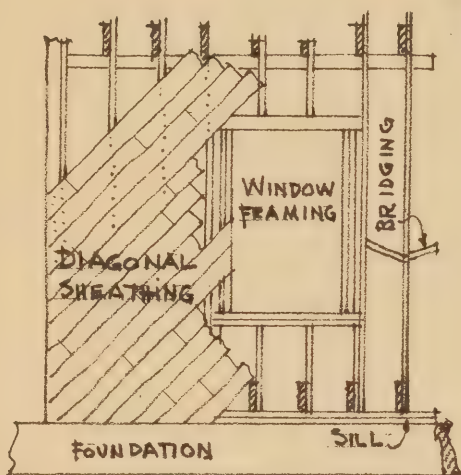
JOISTS SHOULD BE OF SUFFICIENT DIMENSIONS TO CARRY MORE THAN THE ANTICIPATED LOAD. DO NOT STINT THE QUALITY OR SIZE OF JOISTS. JOISTS SHOULD BE CROSS-BRIDGED AT INTERVALS OF NOT MORE THAN EIGHT FEET.

4. STUDS SHOULD BE PLACED AT NOT MORE THAN SIXTEEN INCH CENTERS. THEY SHOULD BE OF ESSCO TRADE-MARKED, GRADE-MARKED SOUTHERN PINE.

5. FIRST FLOOR JOISTS AND OUTSIDE WALL STUDS SHOULD BE EFFECTIVELY TIED TO THE SILL WHICH IS

BOLTED TO THE FOUNDATION.

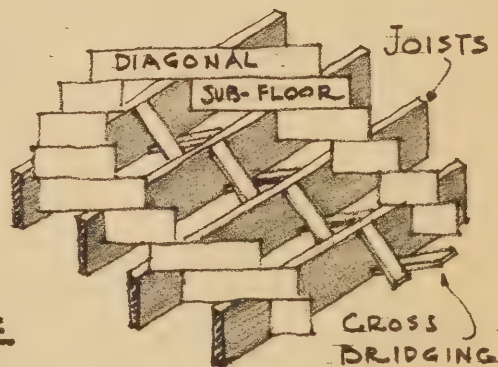
6. ALL CORNERS SHOULD BE STRENGTHENED BY PLACING BRACES AT ANGLES OF 45 DEGREES.



7. SHEATHING (PREFERABLY 1"x6" SIDE-MATCHED AND END-MATCHED) SHOULD BE APPLIED TO ALL OUTSIDE WALLS AT AN ANGLE OF 45 DEGREES AND SECURELY FASTENED AROUND ALL OPENINGS, AND NAILED SECURELY TO SILLS.

8. HEAVY WATER PROOF PAPER OR FELT SHOULD BE APPLIED DIRECTLY TO SHEATHING OF ALL OUTSIDE WALLS AND TIGHTLY FITTED & NAILED AROUND ALL OPENINGS.

9. SUB-FLOORING (PREFERABLY OF 1"x6" SIDE-MATCHED AND END-MATCHED) SHALL BE LAID AT AN ANGLE OF 45 DEGREES WITH JOISTS, AND CARRIED TO THE OUTSIDE WALL SHEATHING.



10. JOISTS SHOULD BE DOUBLED UNDER LOAD-BEARING PARTITIONS AND SHOULD BE BRIDGED WITH SQUARE END WOOD BRIDGING.

11. AT LEAST ONE PARTITION MEETING OUTSIDE WALL (PREFERABLY NEAR CENTER) SHOULD BE

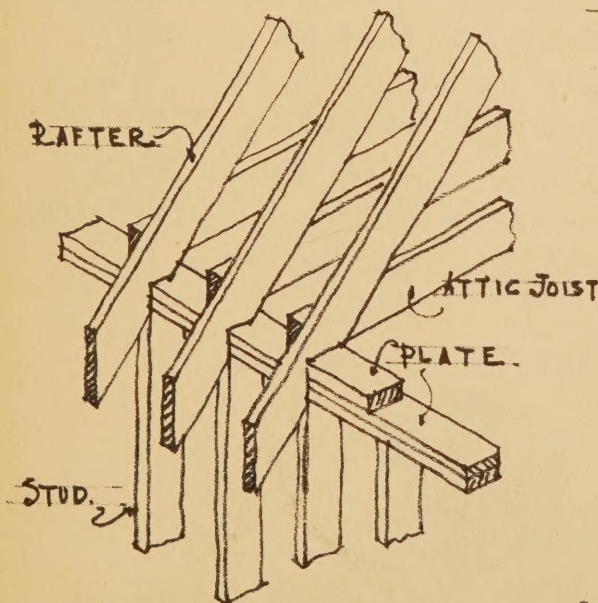
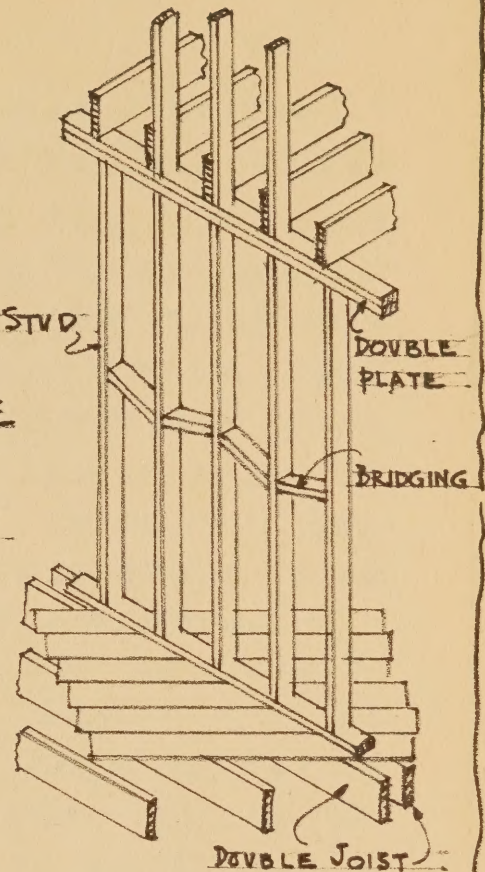


ANGLE BRACED.

12. ALL LOAD BEARING PARTITIONS SHOULD HAVE DOUBLE CAP PLATE AND BE BRIDGED AT THE CENTER OF STORY HEIGHT. STUD

13. ALL OPENINGS SHOULD HAVE DOUBLE STUDS ON EITHER SIDE AND ADEQUATELY TRUSSED ABOVE & BELOW.

14. ROOF RAFTERS SHOULD BE SPIKED TO DOUBLED TOP PLATES AND A 2" PLATE THEN FITTED BETWEEN THE ROOF RAFTERS.



15. DIAGONAL BRACES SHOULD BE NAILED TO THE UNDERSIDE OF ROOF RAFTERS STARTING AT CENTER OF RIDGE AND EXTENDING TO CORNERS. COLLAR BEAMS SHOULD BE NAILED TO EVERY FOURTH RAFTER TO FURTHER TRUSS ROOF.



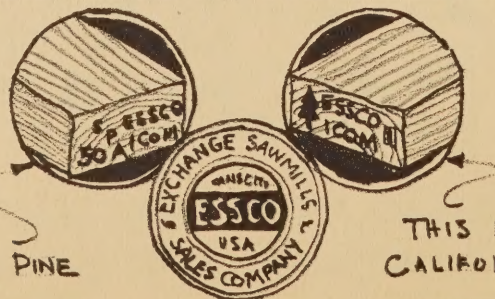
• TIME WILL ALWAYS BE THE MOST RIGID APPRAISOR OF THE VALUE OF YOUR HOME.

TIME WILL NOT COMPROMISE WITH TASTE, MATERIALS OR CONSTRUCTION.

• IF BUILT ARCHITECTURALLY CORRECT, OF GOOD MATERIALS, AND IF STRUCTURALLY SOUND, YOUR INVESTMENT IS PROTECTED. THE GENERATIONS TO FOLLOW WILL HAVE A HERITAGE OF SENTIMENT AND INTRINSIC VALUE TO COMPLIMENT THE GOOD JUDGEMENT OF THE BUILDER.

• IN MATERIALS, THE MOST IMPORTANT, PERHAPS, IS LUMBER. THE GREAT VARIETY OF QUALITIES ON THE MARKET WARN THAT GREATER CARE SHOULD BE TAKEN IN THE SELECTION OF YOUR LUMBER. ONE UNFAILING GUIDE TO PERMANENT SATISFACTION IS THE TRADE-MARK AND GRADE-MARK FOUND ONLY ON ESSCO LUMBER. YOU ACTUALLY GET THE QUALITY THAT YOU BUY. ESSCO IS DRY, UNIFORMLY GRADED LUMBER OF ACCURATE DIMENSIONS. IT CAN BE SECURED IN THE SPECIES MOST OFTEN DESIGNATED BY EXPERIENCED ARCHITECTS: SOUTHERN PINE, CALIFORNIA WHITE PINE AND SOUTHERN HARDWOODS. ACCEPT NO SUBSTITUTE FOR THE GENUINE ESSCO. LOOK FOR THE MARKS ON EACH PIECE.

LOOK FOR THESE ON THE LUMBER YOU BUY.



THIS MARK ON  
ESSCO SOUTHERN PINE

THIS MARK ON ESSCO  
CALIFORNIA WHITE PINE.





*LOOK FOR THESE MARKS ON THE LUMBER YOU BUY*



*THIS MARK ON  
ESSCO SOUTHERN PINE*

*THIS MARK ON  
ESSCO CALIFORNIA  
WHITE PINE*